

FIRST REGULAR SESSION

HOUSE BILL NO. 201

95TH GENERAL ASSEMBLY

INTRODUCED BY REPRESENTATIVE BROWN (50).

0881L.01I

D. ADAM CRUMBLISS, Chief Clerk

AN ACT

To repeal section 82.1050, RSMo, and to enact in lieu thereof one new section relating to registration of landlords, with penalty provisions.

Be it enacted by the General Assembly of the state of Missouri, as follows:

Section A. Section 82.1050, RSMo, is repealed and one new section enacted in lieu thereof, to be known as section 82.1050, to read as follows:

82.1050. 1. Beginning January 1, [2001] **2010**, any landlord who leases real property located in any **home rule** city with [a population of] more than four hundred thousand inhabitants **and located in more than one county** shall submit a registration form to the governing body of such city pursuant to this section.

2. The registration form shall be developed by the governing body of such city and shall contain:

(1) The name, personal address, business address and telephone numbers of the landlord;

(2) The address of each property located in the city that is owned and leased by the landlord; and

(3) The name, address and phone number of a person who will serve as a legal representative of the landlord for purposes of receiving public safety violations, code violations or other violations of any kind involving the property listed pursuant to subdivision (2) of this subsection. In the event no legal representative is named pursuant to this subdivision, the landlord shall serve as his or her own legal representative for purposes of this subdivision. **Any person serving as a legal representative shall reside in or shall have a legal representative who resides in the city wherein the property is located.**

EXPLANATION — Matter enclosed in bold-faced brackets [thus] in the above bill is not enacted and is intended to be omitted from the law. Matter in **bold-face** type in the above bill is proposed language.

17 3. The city shall compile the registration forms submitted pursuant to this section for the
18 purposes of ensuring greater efficiency in compliance with, and enforcement of, local public
19 safety and code regulations. On or before July 1, [2002] **2010**, and on or before every July first
20 thereafter, the city shall issue a report to the governor, the speaker of the house of representatives
21 and the president pro tempore of the senate as to the effectiveness of the compilation of the forms
22 in ensuring greater efficiency in compliance with, and enforcement of, public safety and code
23 regulations.

24 4. [This section shall be of no force and effect on or after January 1, 2006.] **Each period**
25 **of twenty-nine days that a landlord fails to register under this section shall constitute a**
26 **separate violation. Each violation of this section shall be punishable by a fine of not less**
27 **than five hundred dollars nor more than one thousand dollars. All fines collected under**
28 **this section shall be credited to the city's municipal court fund.**

29 5. Any owner or partial owner of real property requiring a legal representative
30 under this section that does not have a legal representative shall not have the right to
31 purchase any property sold for the collection of taxes or held within the land trust of any
32 county or municipality in this state. If any such owner or partial owner makes such a
33 purchase, the sale shall be considered void and the title to the property shall be returned
34 to the taxing jurisdiction or the land trust, and the purchaser shall forfeit the purchase
35 price.

36 6. For purposes of this section, "owner" means the owner of record as recorded
37 with the county recorder of deeds at the time and date that the violation of this section
38 becomes a matter of record in the city in which the property is located. Subsequent
39 property transfers shall not affect any actions assigned to the city, owner, or legal
40 representative under this section.

41 7. The designation of a legal representative for any real property owned by a
42 limited liability company, corporation, or partnership shall be the responsibility of the
43 owner's representative as registered with the office of the secretary of state.

44 8. A designated legal representative may resign such position upon notification to
45 the city clerk or the clerk's assignee upon the form supplied by the clerk and upon
46 notification to the owner of record. Such notice may be provided by registered mail and
47 shall be given at least thirty calendar days before the effective date of the resignation. Such
48 resignation shall not void any violations or penalties applicable to violations before the date
49 of resignation.

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